

PLANNING COMMISSION REPORT



MEETING DATE: December 14, 2005

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Mescal Park Equestrian Arena Lighting - 48-UP-1986#2

REQUEST

Request for approval to modify the Municipal Use Master Site Plan for Mescal Park to allow the equestrian arena to be lighted with typical outdoor arena lighting poles and fixtures. Mescal Park is located at 11015 N. 68th Place with Open Space (O-S) zoning.

Key Items for Consideration:

- The Municipal Use Master Site Plan will modify the Mescal Park Master Plan for the 10+/- acre park site.
- The Park was originally established in 1986 by an approved Master Plan.
- The modifications will provide lighting for the existing outdoor equestrian arena.
- Lighting is designed to control impacts from direct visibility of the light source as well as glare and light trespass.
- Two public meetings of the Parks and Recreation Commission were held concerning lighting and other issues with suggestions and recommendations incorporated into the current site plan.
- About 11 e-mails of support, and 2 in opposition have been received by staff.

Related Policies, References:

The Open Space and Recreation Element of the General Plan support the use of the site for a park. The park provides general recreation facilities including a neighbor equestrian arena, open space area and pedestrian trail and bridle path as part of the drainage basin located on the site. The Parks & Recreation Commission has recommended approval of the proposal to modify the Park Master Plan to provide for equestrian arena lighting. All other park facilities will remain as they currently exist.

Related Policies, References:

- 1962- The area was annexed to the city.
- 1983- Case 5-ZN-83 rezoned the 40+/- acre Agua Caliente property, south of this site.
- 1986- Case 48-UP-86 approved the original Mescal Park Master Plan.

APPLICANT/OWNER
CONTACT

Judy Weiss
The City of Scottsdale,
Community Services Department
480-312-2416



LOCATION

11015 N 68th Place, Northeast corner of 68th Place and Mescal Street

BACKGROUND

General Plan.

The General Plan Land Use Element designates the property as Developed Open Space. This category includes parks and open space uses and provides for the underlying Open Space zoning district existing on the site.

Zoning.

The site is zoned Open Space (O-S) District. This zoning district allows for Municipal Uses such as parks and recreational facilities subject to a Municipal Use Master Site Plan approval.

Context.

The site is located at the northeast corner of 68th Place and Mescal Street.

Adjacent Uses and Zoning:

- North Single Family Residential (R1-35), which is the North Scottsdale Estates Unit 2 residential subdivision.
- South Commercial Office (C-O) and Multi-Family Residential (R-5 PCD) districts which include the Scottsdale Pueblo Norte and Agua Calienta Townhouse developments.
- East Multi-Family Residential (R-5 PCD) district which includes the Scottsdale Pueblo Norte and Agua Calienta Townhouse developments.
- West Single Family Residential (R1-35), which is the North Scottsdale Estates residential subdivision.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The request is to modify the Park Master Plan for Mescal Park to allow for the lighting of the existing equestrian riding arena. Lighting poles and fixtures are designed to be suitable for this location. The park site currently contains a turf lined retention basin, unlit riding arena, pedestrian trail, bridle path and small off-street unpaved parking area. No other park modifications are being requested with this application.

Lighted Facilities:

- The equestrian riding arena will be lighted with new maximum 35-foot tall poles with mounted shoebox fixtures, fully shielded and directed downward.
- Arena lighting will contain light fixtures with high-containment features including extended shielding to reduce glare and visibility of the light source from surrounding properties 100 feet from the arena.
- Arena lighting is controlled by an “on demand” switch, which operates on automatic timers and will turn off no later than 10:00 PM.

Development Information.

- *Existing Use:* City Park with equestrian arena
- *Proposed Use:* City Park with lighted equestrian arena

- *Buildings/Description:* No buildings, existing or proposed
- *Parcel Size:* 10+/- acres
- *Building Height Allowed:* 30 feet
- *Existing Building Height:* No buildings
- *Floor Area:* No buildings
- *Other:* Existing arena is approximately 125 feet wide and 200 feet long in area

IMPACT ANALYSIS

Traffic.

Only very minor additional vehicular traffic generation is anticipated to result from this request to add lighting to the existing riding arena. In addition, the majority of horses and riders using the facility will access the Park from the adjoining residential neighborhoods along established equestrian easements rather than driving to the site with horse trailers.

Parking.

A total of 20 parking spaces are required, 6 are provided. The application reflects the current parking levels established by the 1986 case. The lighting of the riding arena will not increase the capacity of the use of the site however it will extend the hours of operation. No additional parking is being proposed. A small off-street unpaved parking area is located on the site.

Water/Sewer.

No additional consumption of water or use of sewer facilities will occur as a result of this development proposal.

Police/Fire.

City Police and Fire have been contacted and foresee no impacts to their emergency response time or accessibility to the site. Security and emergency services will continue to be provided to the site, as they currently exist.

Open space, scenic corridors.

The proposed lighted arena is situated within the 10-acre Mescal Park that is maintained as open space. Public equestrian easements are provided throughout the adjoining North Scottsdale Estates Units 1, 2 and 3 Single Family Residential (R1-35) subdivisions.

Policy Implications.

The request is for a minor modification of the Mescal Park Master Plan in order to provide lighting for the equestrian arena, which was not contained in the original approved plan.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **Smoke and vibration are not associated with this proposal. Minimal additional noise, odor and dust may result. The equestrian use of the site has existed for many years however, with the extended hours of use, minor effects of noise, dust and odor may occur later into the evening than presently exists. Manure is placed in containers as required and disposed, or incorporated into arena soil. The arena is watered by an automated and user activated sprinkler system for dust control. The arena surface contains a mixture of sand, soil and stabilizer material to absorb water and to help reduce dust. The arena footing is maintained on a weekly basis by City grounds maintenance staff to keep a safe and consistent surface for horses. Proposed illumination of the arena involves modern lighting fixtures with shielding provided to eliminate direct visibility of the light source, control glare and reduce light trespass at a distance of 100 feet from the arena. Lighting will be activated by an "on demand" switch and will be on automatic timers that will turn off by 10:00 PM. daily.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **Minor additional traffic generation is expected to result from lighting the existing riding arena. Most of the horses and riders will access the Park site from the adjoining residential neighborhoods via equestrian trails and not bring horse trailers. It is noted that relatively few horse trailers currently utilize the site during daylight hours.**
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - **No other adverse or detrimental factors are foreseen with this case.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The site adjoins equestrian neighborhoods to the west and north. Areas to the south and east of the property contain multi-family residential uses. The character of the Mescal Park and the adjacent neighborhoods will not materially change with the addition of lighting to the existing riding arena and the use is considered to be reasonably compatible with adjacent land uses.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
 - **No additional criteria exist related to this use.**

Community Involvement.

The Parks & Recreation Commission held public hearings on this request on June 1, 2005 and June 15, 2005. An Open House was also held on May 5, 2005 at Cocopah School. With the Open House, and June 15, 2005 Public Hearing, approximately 2,000 post cards were mailed to property owners located within 1-mile of the site advising of the proposal and the meeting dates. Prior to the meeting, information was posted on the City website and notices were placed in the Arizona Republic and Scottsdale Tribune. At the June 15, 2005 meeting the Parks & Recreation Commission unanimously voted to support the addition of lighting to the riding arena. An additional neighborhood meeting was held on Aug. 25, 2005 at Via Linda Senior Center to further clarify the issues and to discuss the next steps in the public hearing process. With respect to the municipal use master site plan case, staff has received about 11 e-mails of support, and 2 in opposition.

Community Impact.

Mescal Park presently provides both active and passive recreational uses to serve the community. The lighted arena will extend the available hours of operation of the arena from about dusk to no later than 10:00 PM. Moderate demand exists for equestrian facilities and especially lighted riding arenas in the Central Scottsdale and especially the Cactus Corridor areas. The existing arena has operated since 1986 and most users access the site from equestrian easements extending from adjoining neighborhoods to the north and west with very few users driving to the site with horse trailers. Lighting of the arena will benefit these users.

STAFF
RECOMMENDATION

Recommended Approach:

Staff finds that the request conforms to the use permit criteria.

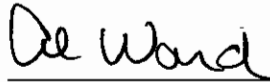
RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

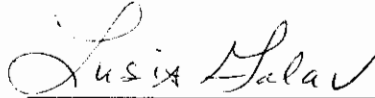
STAFF CONTACT(S)

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Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY



Al Ward, AICP
Report Author



Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan
10. Lighting Plan
11. Fixture Shielding Detail



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 6/20/05

Project No.: 469-PA-05

Coordinator: al ward

Case No.: - - -

Project Name: Mescal Park ~~MODIFICATION~~ EQUESTRIAN ARENA LIGHTING

Project Location: 11015 N 68th Pl.

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: O-S Proposed Zoning: SAME

Number of Buildings: LIGHTED RIDING ARENA Parcel Size: 10 acres

Gross Floor Area/Total Units: _____ Floor Area Ratio/Density: _____

Parking Required: EXISTING 6 SPACES Parking Provided: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

Modify the ~~Master~~ Park Master Plan for Mescal Park (48-UP-86)

to allow for the equestrian arena to be lighted with typical outdoor amateur arena lighting poles and fixtures.

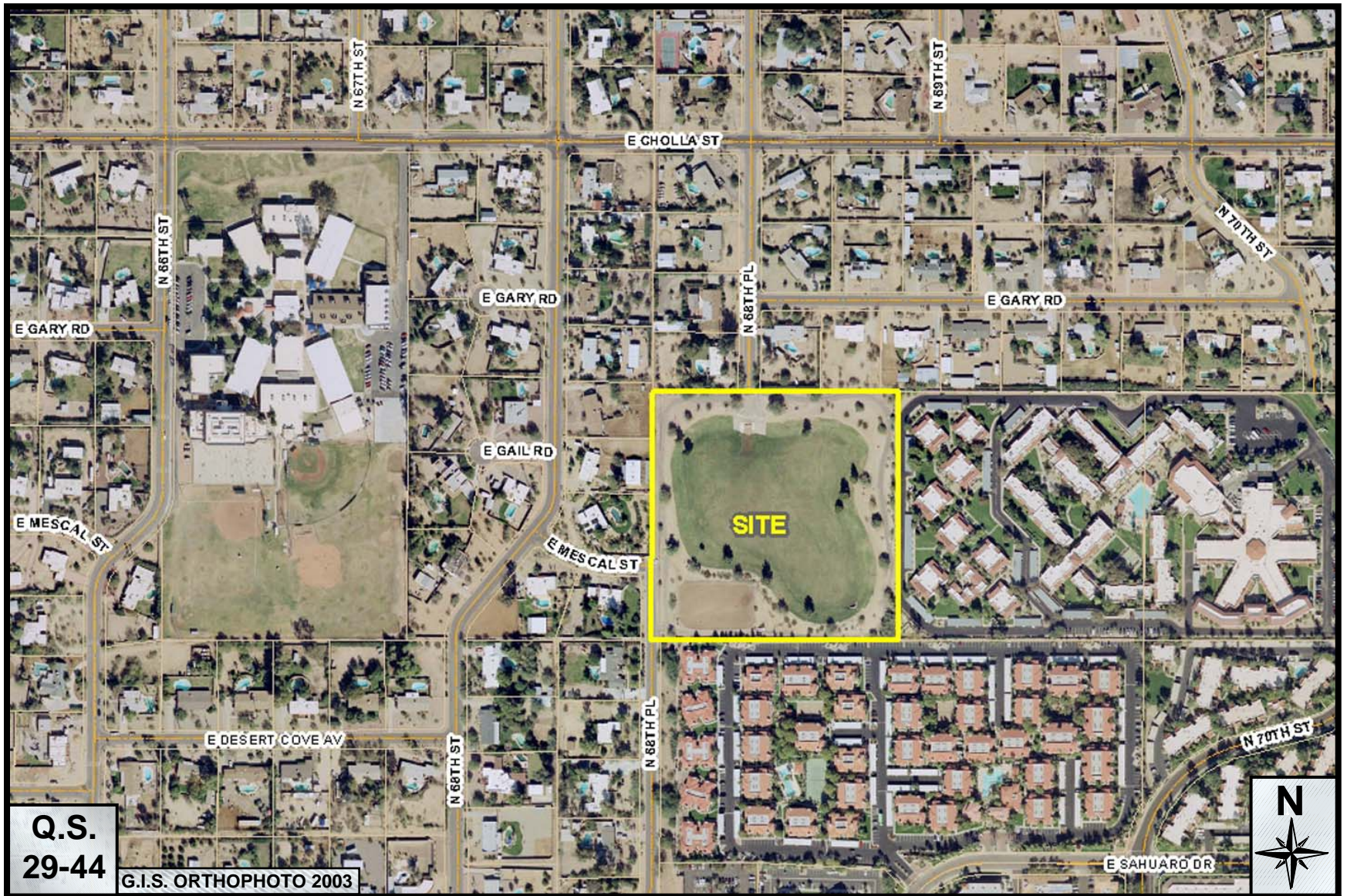
ATTACHMENT #1

48-UP-1986#2

10-7-05

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Mescal Park Equestrian Arena Lighting

48-UP-1986 #2

ATTACHMENT #2



**Q.S.
29-44**

G.I.S. ORTHOPHOTO 2003

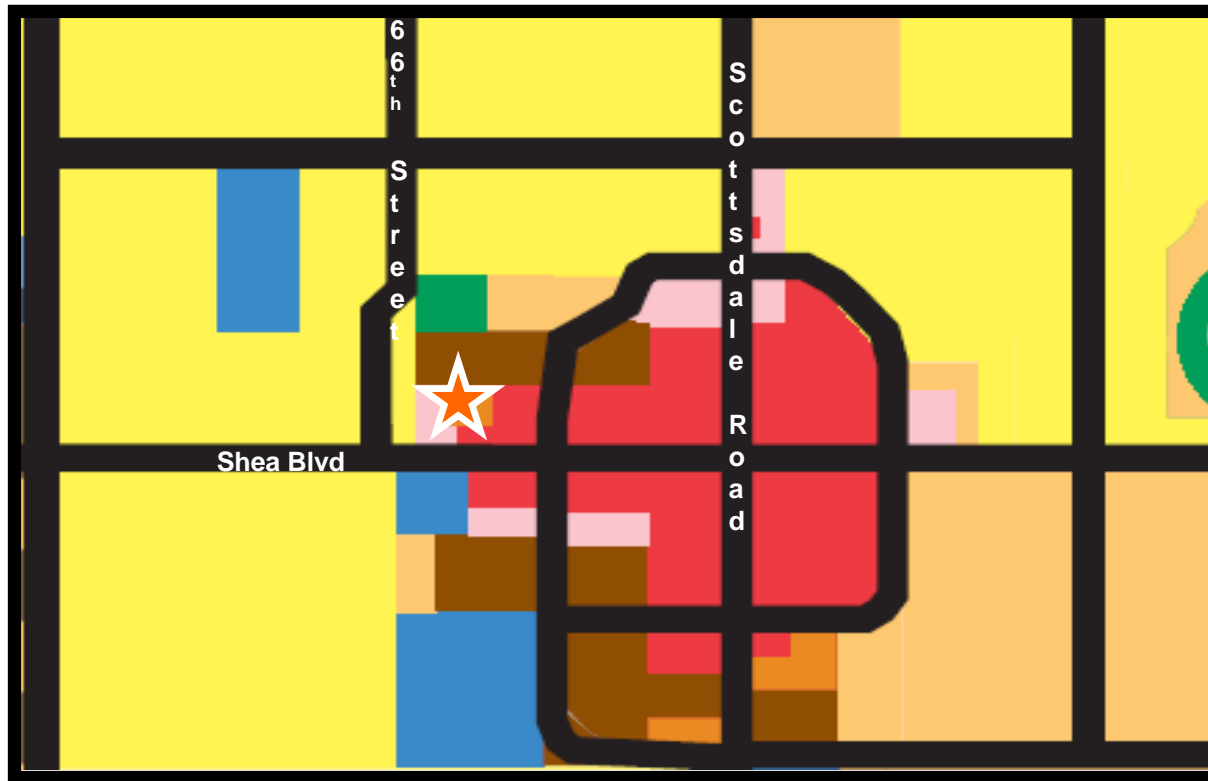


Mescal Park Equestrian Arena Lighting

48-UP-1986 #2

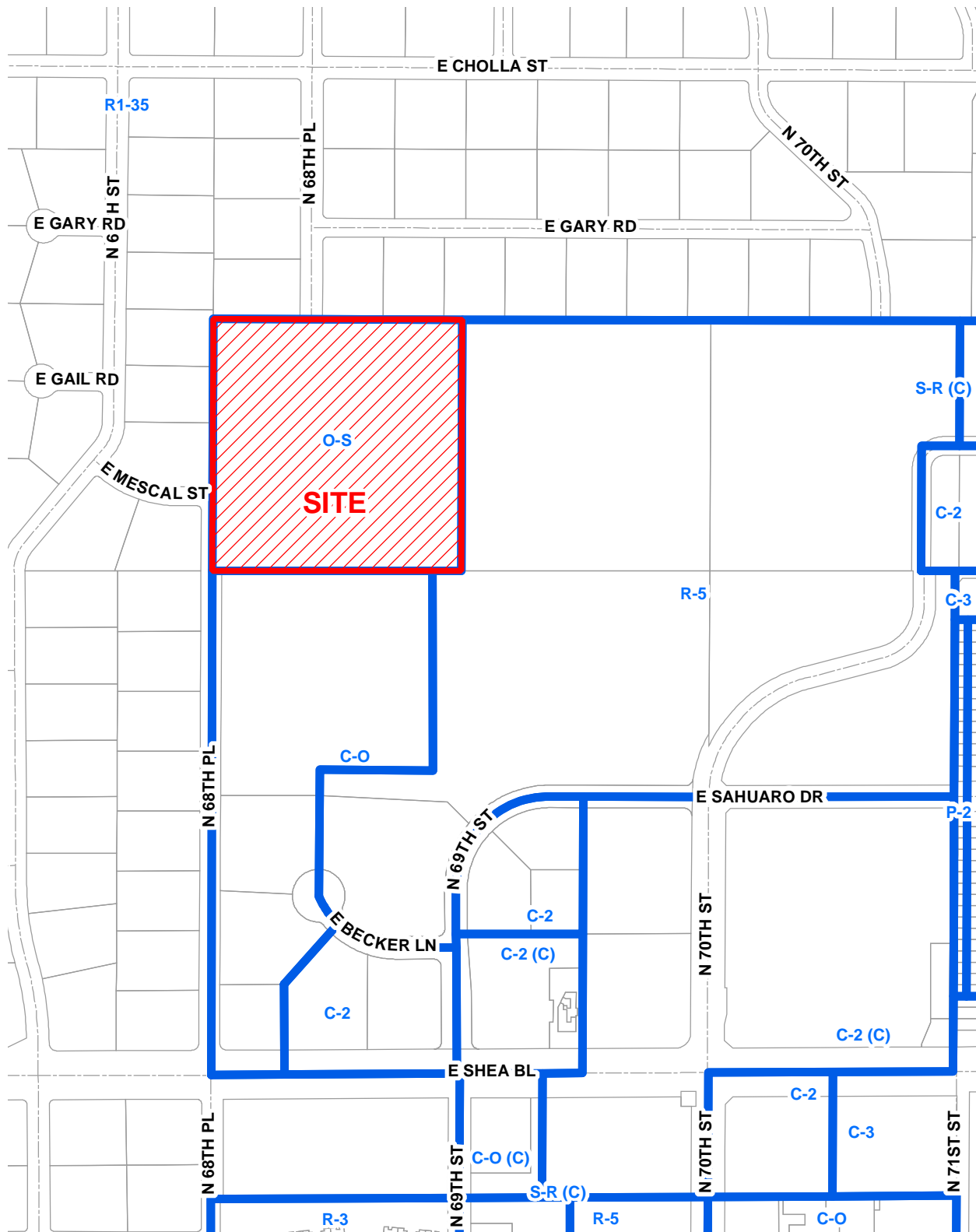
ATTACHMENT #2A

General Plan



CASE #48-UP-1986#2
ATTACHMENT #3

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of May 2004
 revised to reflect General Plan amendments through June 2004



48-UP-2005 #2

ATTACHMENT #4

I

STIPULATIONS FOR CASE 48-UP-1986#2

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform to the site plan submitted by Development Services Department and dated 9/15/2005. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. LIGHTING REQUIREMENTS. Stipulations are for the addition of lighting to the existing riding arena on the site, which is subject to subsequent Development Review Board approval.
 - a. Fixture mounting height shall not exceed 35 feet, as measured from the arena surface to the fixture lens.
 - b. Fixtures shall be full-cut off and utilize High Pressure Sodium (HPS) light sources only.
 - c. Fixture wattage shall not exceed 1000-watts.
 - d. The average maintained horizontal luminance level, as measured at 36 inches above the arena surface, shall not exceed 25.0 footcandles. A detailed photometric plan, to the satisfaction of Planning and Development Services staff, shall be included with Final Plans submittal.
 - e. All fixtures shall possess external glare shielding/skirting that prevents direct view of the light sources from any point 5-feet above grade at-and-beyond a 100-foot boundary around the arena. Details for this glare shielding/skirting, and a line-of-site Detail, shall be included with Final Plans submittal.
 - f. The interior of the glare shielding/skirting shall be finished as a flat black, while the exterior shall be finished to match the fixture.
 - g. If polycarbonate protective shielding is to be utilized, it shall be flat and parallel to the fixture lens. The external glare shielding/skirting shall then be lengthened in order to provide the same degree of glare control as if the polycarbonate was not being used.
 - h. The fixtures and poles shall be finished in a dark color, such as black or dark bronze, subject to DRB approval.
 - i. The pole bases shall have a brushed finish, and be colored to match the adjoining landscape, to the satisfaction of Planning and Development Services staff.
 - j. The lighting control system shall include a user pushbutton so that the lighting only operates when the arena is actually in use, and a timer that prevents use of the lighting after 10:00 PM.
3. PEDESTRIAN AND EQUESTRIAN ACCESS. With the Development Review Board submittal, the applicant shall submit a plan providing pedestrian and equestrian access to the arena from the park and parking lot.
4. STIPULATIONS OF PREVIOUS CASE. Except as modified herein, stipulations for Case 48-UP-1986 shall continue to apply.

ADDITIONAL INFORMATION FOR CASE 48-UP-1986#2

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. the type, design, and intensity of riding arena lighting, to ensure compatible with the adjacent uses, and
 - b. pedestrian and equestrian connections adjacent to the site.
3. **LANDSCAPING/ REVEGETATION.** The Development Review Board may approve landscape and re-vegetation of the area surrounding the riding arena and parking lot.
4. **LIGHTING REQUIREMENTS.** Planning and Development Services staff prior to the issuance of the final C. of O. shall verify conformance to all stipulations.

ENGINEERING

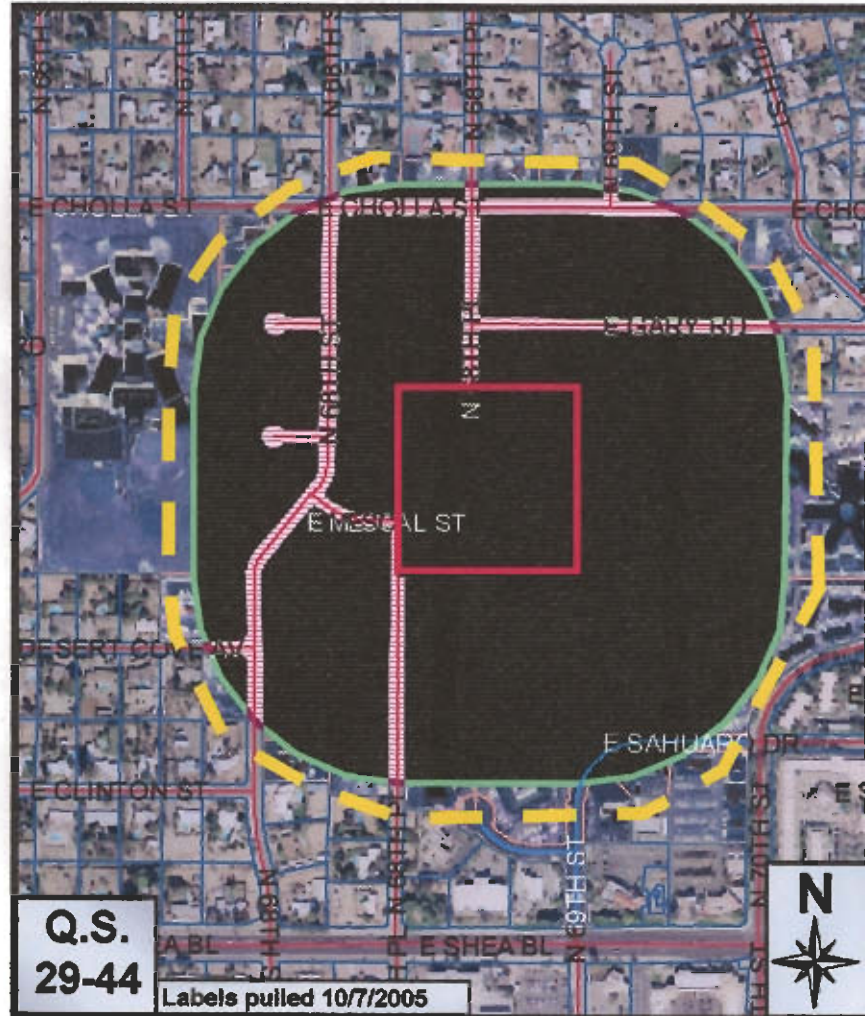
1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The city shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping.
2. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

**MESCAL PARK EQUESTRIAN
ARENA LIGHTING
48-UP-1986#2**

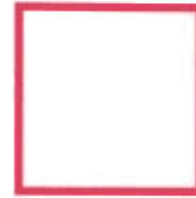
Attachment #7 Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

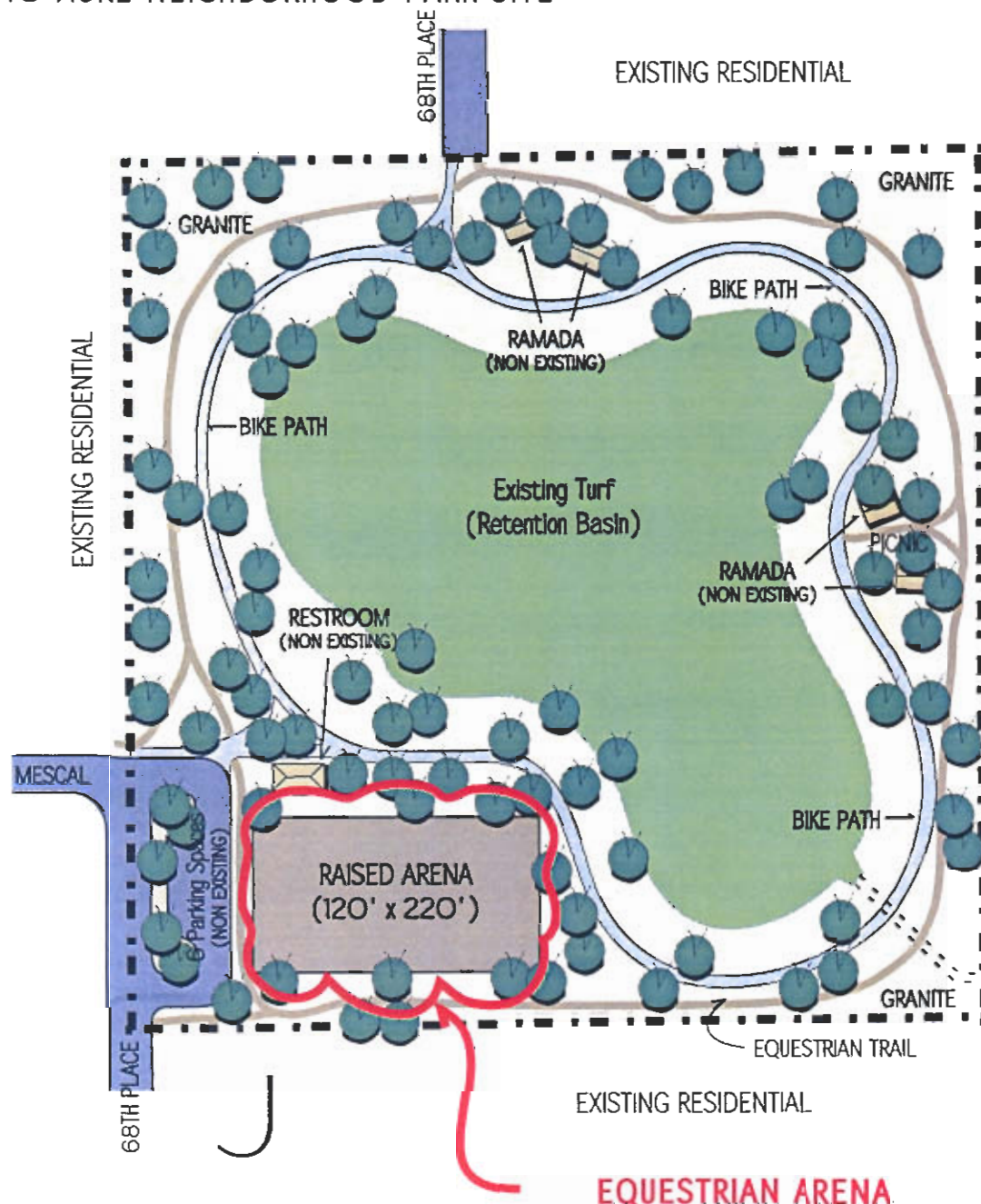
- Interested Parties
- Adjacent HOAs

Mescal Park Equestrian Arena Lighting

48-UP-1986#2

ATTACHMENT #8

10 ACRE NEIGHBORHOOD PARK SITE



* PROPOSAL
TO PROVIDE
LIGHTING TO
EQUESTRIAN
ARENA AT
SOUTHWEST
CORNER OF
SITE *

MESCAL PARK MASTER PLAN

APPROVED BY
CITY OF SCOTTSDALE
PARKS & RECREATION COMMISSION

6-15-86
REV. 6-17-86 RJM
11-16-81 NR

48-UP-1986#2

9-15-05

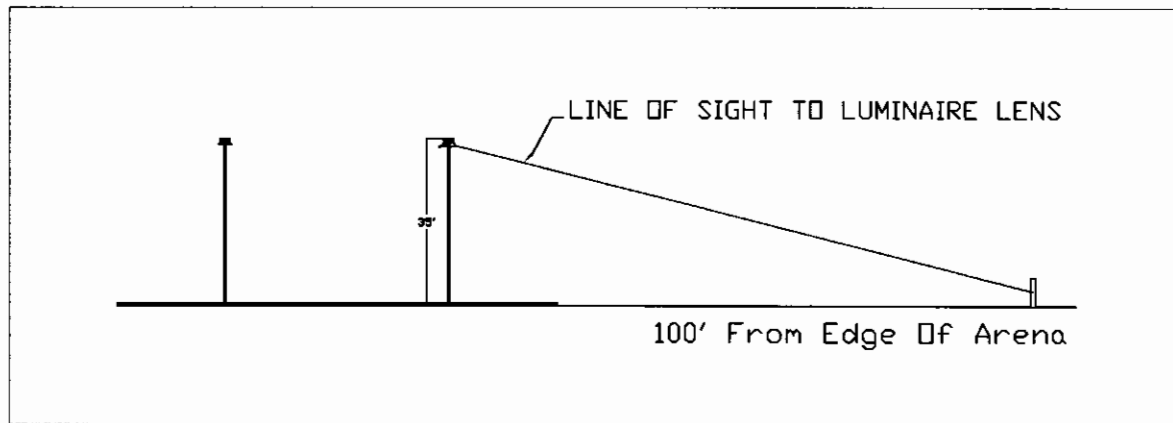
ATTACHMENT #9

CITY OF SCOTTSDALE
COMMUNITY SERVICES - PARKS & RECREATION

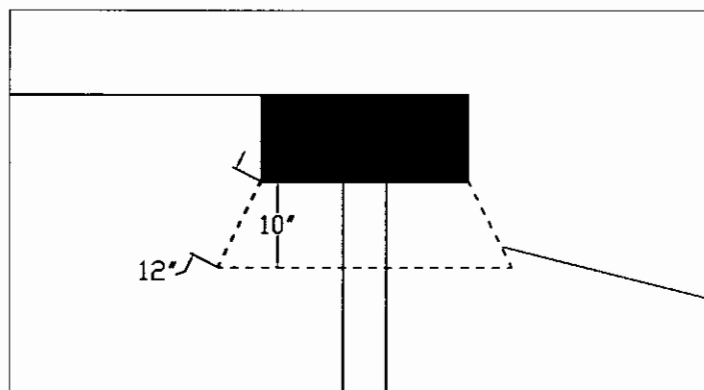


MESCAL PARK LIGHTING STUDY

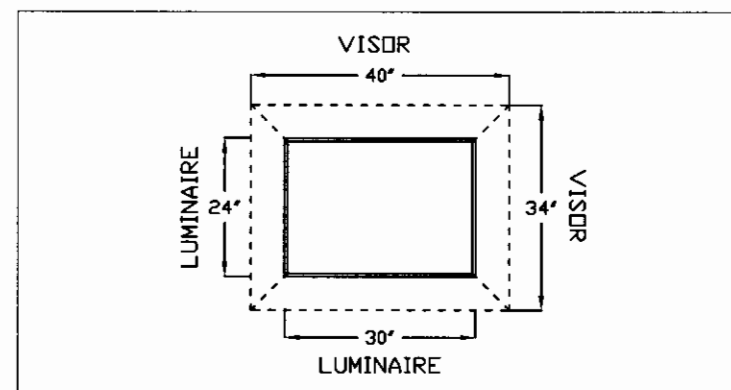




PERSPECTIVE VIEW OF THE SITE AND THE 100' BOUNDARY



CLOSE-UP OF LUMINAIRE & SIGHT-LINES



PLAN VIEW OF LUMINAIRE & VISOR FROM BOTTOM

PROPOSED FIXTURE SHIELDING (PRELIMINARY)

SCALE: NTS